

Zimbra

eanderson@farmington.utah.gov

Fwd: Norm Frost - Ovation Homes Public Comment For the Record

From : Dave Petersen <dpetersen@farmington.utah.gov> Tue, Dec 10, 2013 01:42 PM
Subject : Fwd: Norm Frost - Ovation Homes Public Comment For the Record
To : Eric Anderson <eanderson@farmington.utah.gov>

Eric,
This is for the Tanner property.

From: "Randal Klein" <rbklein@streamlineut.com>
To: rmurri@msn.com, kkaufman@farrkaufman.com, nilsonmr@gmail.com, bretta@blackburn-stoll.com, brighammellor@hotmail.com, rbdutson@yahoo.com, mackmcdonald@yahoo.com, rbwayment@gmail.com, "nate creer" <nate.creer@gmail.com>
Cc: dpetersen@farmington.utah.gov, "George Chipman" <gchipman1@msn.com>
Sent: Wednesday, December 4, 2013 10:42:56 AM
Subject: Norm Frost - Ovation Homes Public Comment For the Record

If the plan is recommended for approval, please also approve the proposed trail corridor easement.

Driving by this area over the years, I have noticed children playing there, so I know they would like better access to the area. Having briefly walked the proposed trail alignment and observing the underbrush, it would make the area safer for children (and adults) who wish to access this area. So, I would recommend approving the proposed trail corridor easement not only as an amenity, but also as a public safety improvement.

As for fear of crime and littering along trails, various studies have shown this not to be true <http://www.heritagealliance.org/GreenwaysAndCrime.htm>

- A study of the Burke-Gilman trail, which passes through high-density urban neighborhoods and crime-prone areas in downtown Seattle, found little or no crime or vandalism experienced by adjacent property owners. The study surveyed property owners, Realtors, and police officers (the officers recommended development of additional trails). Similar studies in suburban Minnesota and Wisconsin echo these findings.

- A former opponent of Seattle's trail (her home is adjacent to the trail) stated that the "trail is much more positive than I expected. I was involved in citizens groups opposed to the trail. I now feel that the trail is very positive- [there are] fewer problems than before the trail was built; [there was] more litter and beer cans and vagrants [before it was built]." Not a single resident surveyed said that present conditions were worse than prior to construction of the trail.

- One property owner along a proposed 26-mile trail in Iowa was skeptical about the trail, and was part of a group saying (1) the land should belong to them; and (2) the trail would bring vandalism from city trail users. He went to see for himself He saw people pedaling, jogging, and walking..."You know something," he told his wife when he returned home, "all those people were smiling." He has since turned from trail opponent to one of its most diligent volunteers.

Thank you,

Randy Klein
Farmington UT 84025
(801) 451-7872
rbklein@streamlineut.com

Zimbra

eanderson@farmington.utah.gov

Fwd: Concerns About Tanner Property Development Plans

From : Kristopher S. Kaufman <kkaufman@farrkaufman.com> Thu, Dec 05, 2013 11:58 PM
Subject : Fwd: Concerns About Tanner Property Development Plans
To : Dave Petersen <dpetersen@farmington.utah.gov>, Eric Anderson <eanderson@farmington.utah.gov>

Sent from my iPhone

Regards,

Kris Kaufman
FARR, KAUFMAN, NICHOLS,
OLDS, KAUFMAN & RASMUSSEN, L.L.C.
Bamberger Square Building
205 26th Street, Ste. 34
Ogden, Utah 84401
Tel: 801.394.5526
Fax: 801.392.4125

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Begin forwarded message:

From: Jeff Clark <jsclarkk@q.com>
Date: December 5, 2013, 7:22:05 PM MST
To: <kkaufman@farrkaufman.com>
Subject: Concerns About Tanner Property Development Plans

Dear Planning Committee Member,

After attending the last two hearings regarding the Tanner property development I was surprised to learn that the developer is making yet another proposal not all that different from that last . At the close of the last meeting you asked the developer to come back with some changes. Among these changes you requested that they:

1- Provide sidewalk throughout the entire development. In looking at their new proposal it appears that they will not be furnishing sidewalk throughout the project! I am guessing that they are unwilling to do this fearing that this would cut their lot count down.

2- Make the lot sizes uniform and close to the same size throughout the development. Once again they have what appears to be two completely difference developments in one. One with average sized lots and another with small high density lots.

3- Add interest and diversity in the house design. There seems to be some diversity with the homes in the 10,000 square feet average size lots - some 12 different designs. But in the high density small lot area which constitutes the majority of the development there are only two plans that almost look identical except for the roof design.

Please make sure that the developer makes the requested changes!

Thank You!
Jeff Clark
1771 N 1500 W
Farmington, UT 84025

Zimbra

eanderson@farmington.utah.gov

FW: proposed development

From : DANIEL LANCE <dlance8809@msn.com>

Wed, Dec 04, 2013 09:38 PM

Subject : FW: proposed development**To :** eanderson@farmington.utah.gov

We failed to mention that Haight Creek Dr. would ADDITIONALLY be impacted with even more traffic than we already have. Please don't let that happen. Thanks!

From: dlance8809@msn.com

To: eanderson@farmington.utah.gov

Subject: proposed development

Date: Wed, 4 Dec 2013 21:32:14 -0700

Dear Eric,

We are writing in regards to the proposed development of the Tanner property off 1800 North in Farmington. We were in attendance at the last planning commission meeting and agreed with the concerns of the residents who surround the area. Those concerns were 1) the additional traffic onto 1800 North, Haight Creek Dr., Rigby Road (so called to the annoyance of the Rigby's who sold the Monte Bella property to Ivory) and the road between the church property and the mortuary: 1075 West. We attended a few Kaysville City council meetings a number of years ago when the "South Bench" subdivision was being further developed. The mayor at the time was Arthur Johnson. He assured residents that Haight Creek Dr. would not be the only outlet from Hess and South Bench Estates, that 500 E. would be pushed through to Main St. As pressure was placed on the council and planning commission, the concerns were ignored. Haight Creek Dr. was extended to Main and further development was added over a period of about 6 years. In addition, 500 E. was never pushed out to Main Street because the "new residents" didn't want traffic to go out their way like it did to Haight Creek Dr. Traffic engineers shot down the idea of stop signs, speed bumps, designs of outlets to Main St. and etc. People who had purchased homes on a quiet dead end street found their street a main thoroughfare. This is exactly what will happen to the folks who purchased homes in Monte Bella. The Rigby's were very careful who they sold their farm property to and took a number of years to do so. Rigby Road will become a thoroughfare as well as the "country lane" of 1800 North.

The only way to resolve the traffic issue with this is to close off Rigby Road to not open a through street between Main St. and 1800 North. Perhaps an agreement could be made with those who own the Church property and the State of Utah who owns the property directly across the street from the Mortuary, and the owners of the church property and the developer. Construct the "only" road into the proposed subdivision where the Church currently has their bowery and grass area and connect right onto 1075 West. Perhaps the developer could put in a new bowery and grass area to the west of the Church as a compromise.

Another concern was 2) that there be NO walking paths along the Haight Creek draw. Those who have purchased their homes along the draw on the opposite side have enjoyed their privacy for many years. Fences are not permitted and the view and wooded areas were part of their purchase decisions. Residents on each side of the Haight Creek should be allowed to be responsible for the upkeep. Current residents have anxiety over what the proposal will do to their property. The wind storm of December 2011 destroyed many trees and opened up their much enjoyed privacy in their back yards.

The number 3) sidewalk concern has been addressed and it looks as though the sidewalks have been drawn in. However, the size of homes and property size is much too small. Down the hill on 1075 West are two developments side by side. Neither one is appealing, even with the variety of homes within the developments, because of the close proximity and nearness to the street. Mailboxes bunched together are not a draw to a senior citizen. We know because we had an elderly widowed mother living with us for nearly 32 years up until she died at the age of 99. There is no way she could retrieve her mail if it was down the street in a bank of mailboxes. It was fortunate for her to live with a family. Making mail farther away is not convenient.

Another impact on the development would be 4) the impact on the schools in the area. With the additional larger homes, schools would be even more strained, traffic greater on the other roads and a need for more schools as each bit of property is developed in the area. Property taxes go up to build more schools. There is definitely an impact when subdivisions are approved.

The Tanner Property could be developed in a better way. The shopping is not close enough for Seniors living in patio type homes. There are better areas for Ovation Homes to find a "home." To make their purchase pay off, they are putting in too many homes on under 25 acres. We need more open space and less development. The beautiful property on Main St. and Nichols Road in Fruit Heights was spoiled with the Ivory Development and could have been developed in a beautiful way. Please don't allow another development that would destroy the beauty of the property. If Ovation Homes is turned away from this property, they will be able to better select some property better suited for their needs.

Please take these ideas into consideration as you review the Ovation Homes proposal. Thank you.

Sincerely,
Dan and Sherrie Lance
1292 S. Haight Creek Dr.

From : DANIEL LANCE <dlance8809@msn.com> Wed, Dec 04, 2013 09:32 PM
Subject : proposed development
To : eanderson@farmington.utah.gov

Dear Eric,

We are writing in regards to the proposed development of the Tanner property off 1800 North in Farmington. We were in attendance at the last planning commission meeting and agreed with the concerns of the residents who surround the area. Those concerns were 1)

Zimbra

eanderson@farmington.utah.gov

Cottages at Rigby Road on 1800 North

From : Gmail IMAP <starrd65@gmail.com>

Mon, Dec 02, 2013 05:05 PM

Subject : Cottages at Rigby Road on 1800 North**To :** eanderson@farmington.utah.gov

Eric,

Please send me a copy of the map for the latest application request (#S-18-13 and A-2-13) from Norman Frost, consisting of 77 lots on 23.5 acres for the upcoming meeting on Thursday evening, December 5th at 7 pm.

Also, we would like to put in our vote that this land not be developed unless it is consistent with the current surrounding neighborhoods composed of single family dwellings, with basements, curb and gutter, and separate mail boxes on all new streets. We feel that anything less will eventually degrade the surrounding homes in the area, resulting in lowered property values, and less taxes available for the use of Farmington City. We encourage the Farmington Planning Commission to keep standards high in directing the creation of this new neighborhood. If the property has to lie dormant until a suitable plan is proposed, we feel it would be worth the wait. Here's a thought. Put in custom homes valued at \$400,000-\$500,000 on the same property, instead of boring slab homes everyone will be sick of in a few years?

Sincerely,

David and Yvonne Starr
1459 Haight Creek Drive
Kaysville, UT 84037

From : Eric Anderson <eanderson@farmington.utah.gov>

Wed, Nov 13, 2013 03:13 PM

Subject : Re: Cottages at Rigby Road on 1800 North

1 attachment

To : David Starr <starrd65@gmail.com>

David,

Below are the answers (to the best of my ability and knowledge) about the proposed subdivision:

- 1- The HOA will maintain and own the open space; however, one of the conditions for development is that the open space remain as public right-of-way.
- 2- The developer will be improving the property, including the open space. That means adding a trail, cleaning up the debris, clearing some scrub, etc. The trail will need to be built to our Trails Committee standards.
- 3- Yes.
- 4- It is under contract...but the Tanner's still technically own it. I believe Ovation Homes will purchase the property after they've made it ____ far in the approval process. (Maybe after preliminary plat? But I don't know.)
- 5- Yes. But they aren't planning to build on the wetlands, so it is not an issue.

I have attached a copy of the schematic plan for you to look at and review.

Thanks for your questions and sorry I wasn't able to have a chat with you on the phone.

Eric

From: "David Starr" <starrd65@gmail.com>
To: eanderson@farmington.utah.gov
Sent: Wednesday, November 13, 2013 2:27:52 PM
Subject: Cottages at Rigby Road on 1800 North

Eric,

Sorry I missed you on the telephone. Would you please answer the following questions about "Cottages at Rigby Road" for me

My home is at 1459 Haight Creek Drive and my property overlooks the free space containing the creek, on the West side of the proposed cottages.

1. After the development is done, who will own this part of the free space on the west end of the subdivision? Will it be the homeowners' association for the development?
2. Currently this property is in a wild state with lots of thick grass, leaves, and downed trees, making it almost impossible to walk through parts of it. The creek is polluted with all the rotting leaves in it. Will the developer be cleaning up this property on the West of the subdivision so that it has a walking path, and is more like a park?
3. Is the developer planning on putting in sidewalk, curb, and gutter on the north side of 1800 North? Currently this is a dangerous place for church goers to walk between Hess Farms and the Chapel at the East end of the property.
4. Do Tanners still own the property the cottages will be built on, or does Ovation Homes now own it?

5. Has anyone considered the wetlands status of the free space, since there is a creek running through it?

Thanks for your help.

David Starr

--
Eric Anderson
Associate City Planner
160 South Main
Farmington, Utah 84025
801-939-9220
eanderson@farmington.utah.gov

 **revised schematic plan.pdf**
2 MB

From : David Starr <starrd65@gmail.com>

Wed, Nov 13, 2013 02:27 PM

Subject : Cottages at Rigby Road on 1800 North

To : eanderson@farmington.utah.gov

Eric,

Sorry I missed you on the telephone. Would you please answer the following questions about "Cottages at Rigby Road" for me

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Farms and the Chapel at the East end of the property.

4. Do Tanners still own the property the cottages will be built on, or does Ovation Homes now own it?

5. Has anyone considered the wetlands status of the free space, since there is a creek running through it?

Thanks for your help.

David Starr

Zimbra**eanderson@farmington.utah.gov**

Fwd: Cottages at Rigby Road

From : Kristopher S. Kaufman <kkaufman@farrkaufman.com> Mon, Dec 02, 2013 07:55 PM**Subject :** Fwd: Cottages at Rigby Road**To :** Eric Anderson <eanderson@farmington.utah.gov>,
Dave Petersen <dpetersen@farmington.utah.gov>

Sent from my iPhone

Regards,

Kris Kaufman

Begin forwarded message:

From: Wayne Korth <wkorth@gmail.com>**Date:** December 2, 2013, 5:04:59 PM MST**To:** <rmurri@msn.com>, <kkaufman@farrkaufman.com>,
<nilsonmr@gmail.com>**Subject: Cottages at Rigby Road**

To: Planning Commission

Ref: Cottages at Rigby Road

Application #S-18-13 and A-2-13

My name is Wayne Korth, 785 E. 1475 S., Kaysville.

Saturday, Nov 30, a gentleman from the Farmington Trail Committee, dressed in camouflage, was placing stakes in the hollow behind our home. I went down and asked him what the stakes were for. He told me they were for the Trail that is tied to the Cottages at Rigby Road.

That raised some question I have for the Planning Commission:

1. Has the Trail/Cottages at Rigby Road been approved?

My understanding is NO. Meeting on Thur. Dec 5th.

2. Who gave this gentleman the authority to place the stakes?
3. How did he know where the trail was to be located and to place the stakes?
4. With the developer agreeing to put in sidewalks on all the streets, (what I have heard, nothing official) why is a trail that goes nowhere, only around the development, needed?
5. IF the trail is approved, who will maintain the trail, pick up the trash, trim the grass and cut back the weeds?
6. Are lights in the trail proposal?
7. Why does Farmington insist on putting trails everywhere?

Obviously, I am opposed to the trail behind our home.

I would appreciate answers to these questions and will pass them on to other interest parties of this development.

Thank you,

Wayne Korth

From : ROBERT L MURRI <rmurri@msn.com> Tue, Nov 12, 2013 03:02 PM
Subject : FW: Cottages at Rigby Road
To : Eric Anderson <eanderson@farmington.utah.gov>,
Dave Petersen <dpetersen@farmington.utah.gov>

See message below from local neighbors reagrding the Tanner development.

Bob

Date: Mon, 11 Nov 2013 16:11:25 -0700
Subject: Cottages at Rigby Road
From: bradandmarsha@gmail.com
To: rmurri@msn.com

Bob:

Just wanted you to know that we are not in favor of any development for the Tanner property/Ovation Home development that includes **small lots and high-density development**. The area and intersections do not support high density development and pose a safety risk for this Farmington/Fruit Heights/Kaysville community.

We understand that the developer wants the highest return possible on their investment and the city of Farmington seeks an even stronger tax base from this development. But, we hope the community input will be considered as decisions are put forward.

We also see no need or value in having a short walking trail that goes along the west side property line of the homes built along Haight Creek in this development.

Thanks.

Brad and Marsha Douglas

Zimbra

eanderson@farmington.utah.gov

FW: Trail Through Haight Creek Hollow- Cottages at Rigby Road

From : Kristopher S. Kaufman <kkaufman@farrkaufman.com> Tue, Dec 03, 2013 11:07 AM
Subject : FW: Trail Through Haight Creek Hollow- Cottages at Rigby Road
To : Eric Anderson (eanderson@farmington.utah.gov) <eanderson@farmington.utah.gov>, Dave Petersen (dpetersen@farmington.utah.gov) <dpetersen@farmington.utah.gov>

Regards,

Kris Kaufman

From: Brad and Marsha [mailto:bradandmarsha@gmail.com]
Sent: Tuesday, December 03, 2013 10:04 AM
To: rmurri@msn.com; Kristopher S. Kaufman; nilsonmr@gmail.com
Cc: Wayne Korth; Jeffery Crosland; starrd65
Subject: Trail Through Haight Creek Hollow- Cottages at Rigby Road

Farmington Planning Commission:

Let the developer build nice homes and maintain the Cottages at Rigby Road area **as promised** (with reduced density); with **steep and severe consequences** when/if the neighborhood does not comply with what was originally promised (maintaining the area, etc.).

But, please **do not** allow the developer to include a **man-made trail** through the beautiful and natural Haight Creek Hollow; allowing easy public access through this part of our natural neighborhood beauty. This is not what homeowners along the hollow signed up for and I've only heard one person in the public meetings express support for the trail - the gentleman from the Trail Commission. Citizens do not want the trail.

I can only imagine how Mr. Murri and others on the Commission would feel if a man-made trail wandered across the back of your property line which backs up to natural beauty. Allowing strangers to walk by at all hours and gaze at your backyard during family gatherings and while grandkids played in the backyard is not fair for the homeowners along the West side of the hollow. **Please preserve this natural beauty and homeowner privacy.**

I understand that the developer's plan requires new homeowners along the East side of the

hollow to build a fence along the back of their yard/property line. Can you imagine the ugly sight of walking along the hollow trail, looking up toward the beautiful Farmington mountains toward the East, only to see a series of vinyl fences at the top ridge of the hollow?

If you want to beautify Farmington, leave the natural beauty of the hollow intact; let the builders build - but leave the hollow out of the discussion. Please!

It's wonderful but **naïve** to believe that only the quiet elderly folks living in the new cottages (who are on the one hand "active" and on the other hand "don't move around much" according to the developer) will use the trails - I promise there will be teenage kids using the path at odd hours, disrupting the natural beauty and quiet we enjoy now.

Develop the neighborhood with reasonable home density but **leave the hollow natural**.

Brad and Marsha Douglas
1418 Haight Creek Drive
801-451-8838

No virus found in this message.

Checked by AVG - www.avg.com

Version: 2014.0.4259 / Virus Database: 3629/6871 - Release Date: 11/27/13

Zimbira**eanderson@farmington.utah.gov**

Tanner property development

From : liwanag01@comcast.net <liwanag01@gmail.com>**Subject :** Tanner property development

Tue, Dec 17, 2013 02:27 PM

To : eanderson@farmington.utah.gov

To whom it may concern,

My name is Derrick Liwanag and as a resident of Hess Farms, I wanted to take a moment and voice my opinion regarding the Tanner Property and the plans from Ovation Homes.

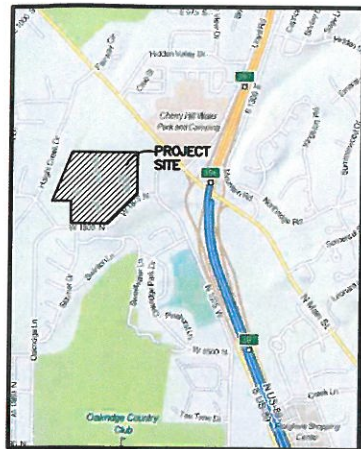
One of the key points which attract families (including mine) around the Tanner Property is the residential, low traffic, and "down home" characteristics. Developing a large Retirement complex decreases the allure of not only our neighborhood, but also the Tanner Property. This property is meant to bring more homeowners into Farmington.

As a 13 year resident of the area, the common trend is to upgrade within the neighborhood to stay close to the community, while making room for younger families to move in. The Tanner Property would flourish as a subdivision, but be viewed as an eyesore with a retirement complex.

I request that the council members heavily consider the effects of the Retirement Complex...in your own neighborhoods.

The Tanner Property can be utilized better, by developing a more neighborhood friendly subdivision. I appreciate the opportunity to share my opinion.

Best regards,
Derrick Liwanag



Vicinity Map

Boundary Description

PART OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF MONTEBELLA, SAID POINT BEING S89°49'00"W ALONG THE SECTION LINE, 1321.00 FEET AND SOUTH 1299.90 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 11; THENCE S00°14'47"E 620.04 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 1800 NORTH; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING (3) THREE COURSES: (1) S43°20'00"W 466.15 FEET; (2) S59°30'49"W 70.07 FEET; AND (3) WEST 662.20 FEET; THENCE N00°21'03"W 254.47 FEET; THENCE N41°05'09"W 6.81 FEET; THENCE N40°30'06"W 10.35 FEET; THENCE N89°54'06"W 167.09 FEET; THENCE N00°21'03"W 12.42 FEET TO THE EASTERLY LINE OF HESS FARM ESTATES NO. 1; THENCE N18°40'06"E ALONG SAID EASTERLY LINE, 721.42 FEET; THENCE N89°38'55"E 140.01 FEET; THENCE N08°37'01"E 35.71 FEET TO THE SOUTHERLY LINE OF MONTEBELLA; THENCE S89°39'00"E ALONG SAID SOUTHERLY LINE, 843.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,012,242 SQUARE FEET OR 23.238 ACRES

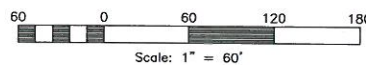
NOTES:

- STREET TREES ARE TO BE PLACED AT 40' ON-CENTER.

DESIGN DATA

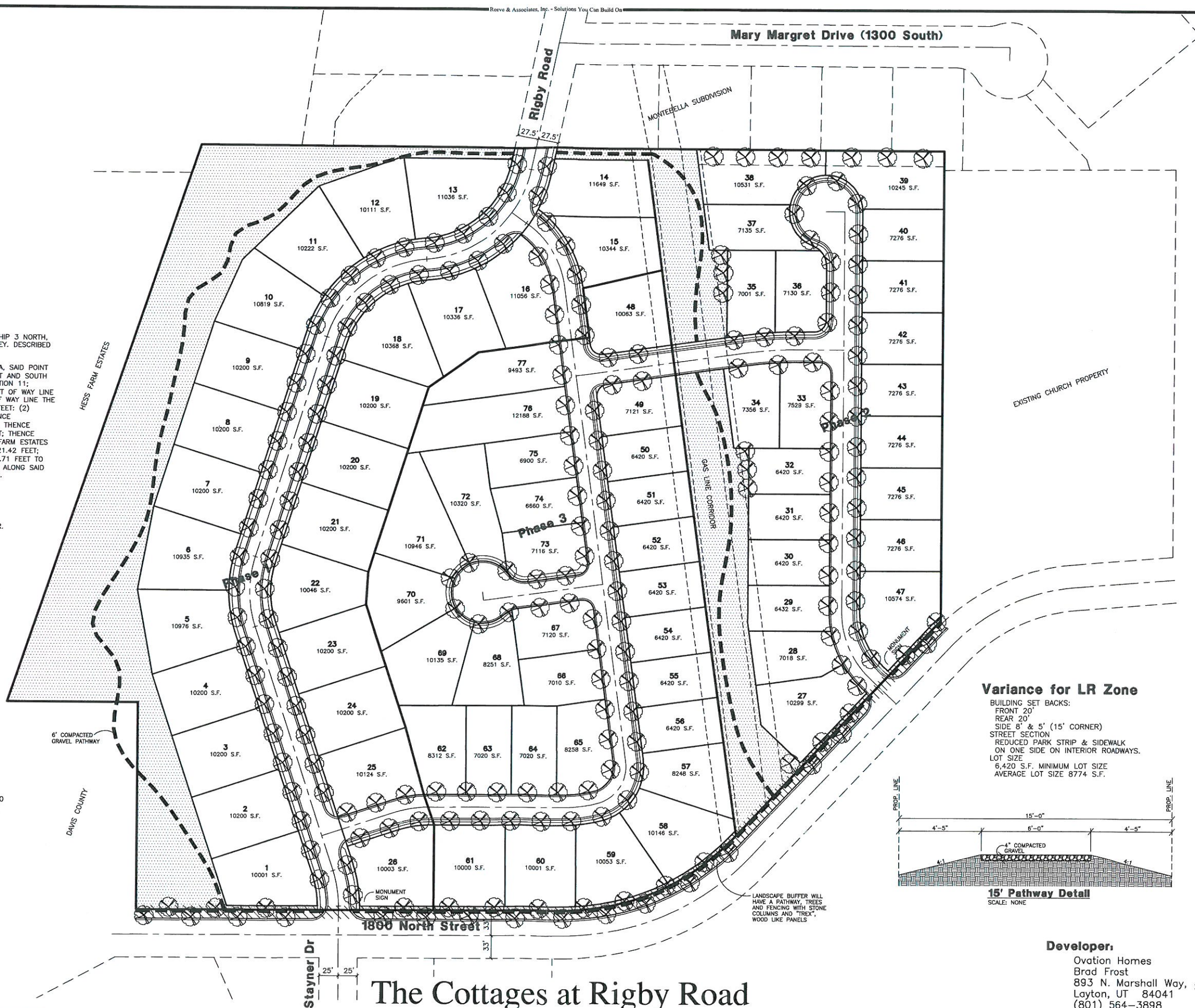
TOTAL AREA.....23.24 ACRES
CONSTRAINED AREA.....2.82 ACRES
NET AREA.....20.42 ACRES
OPEN SPACE REQUIRED.....4.08 ACRES (20%)
OPEN SPACE PROPOSED.....4.09 ACRES (20%)

LOT USAGE TABLE
77 RESIDENTIAL LOTS (3.31 UNITS/ACRE)
26 LOTS TRADITIONAL RESIDENTIAL HOMES
51 LOTS SINGLE LEVEL ACTIVE ADULT HOMES



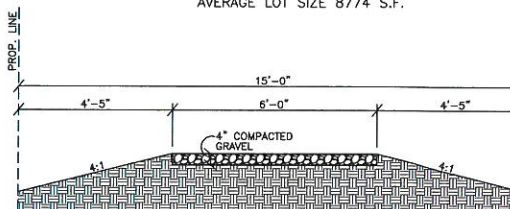
LEGEND

- = SECTION CORNER
- = BOUNDARY LINE
- = PATHWAY
- = ROAD CENTERLINE
- = ADJOINING PROPERTY
- = SECTION TIE LINE
- = 16.5' LANDSCAPE BUFFER
- = OPEN SPACE AREA
- = FEMA FLOOD PLAIN



Variance for LR Zone

BUILDING SET BACKS:
FRONT 20'
REAR 20'
SIDE 8' & 5' (15' CORNER)
STREET SECTION
REDUCED PARK STRIP & SIDEWALK
ON ONE SIDE ON INTERIOR ROADWAYS.
LOT SIZE
6,420 S.F. MINIMUM LOT SIZE
AVERAGE LOT SIZE 8774 S.F.



15' Pathway Detail

SCALE: NONE

Developer:

Ovation Homes
Brad Frost
893 N. Marshall Way, #A
Layton, UT 84041
(801) 564-3898

The Cottages at Rigby Road

Farmington City, Davis County, Utah



REVISIONS	DESCRIPTION
DATE	P.C. Meeting Changes
11/19/13	

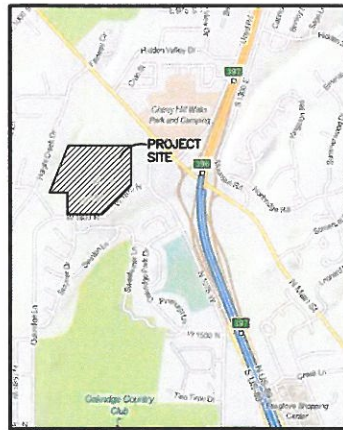
The Cottages at Rigby Road

PART OF THE NE 1/4 OF SECTION 11, T.3N., R. 1W., S.L.B. & M., U.S. SURVEY
FARMINGTON CITY, DAVIS COUNTY, UTAH

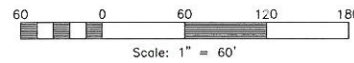
Preliminary Master/Phasing Plan

Project Info.

Engineer: N. Reeve
Designer: C. Cave
Begin Date: November 21, 2013
Name: TANNER PROPERTY
Number: 5081-A06



Vicinity Map



DESIGN DATA

TOTAL AREA.....23.51 ACRES
CONSTRAINED AREA.....2.82 ACRES
NET AREA.....20.68 ACRES

LEGEND

- SECTION CORNER
- BOUNDARY LINE
- ROAD CENTERLINE
- ADJOINING PROPERTY
- FEMA FLOOD PLAIN

NOTES:

1. CONTOURS ARE SHOWN WITH A TWO FOOT INTERVAL.

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 4155 S. HARRISON BLVD., EXECUTIVE BLDG. #310, OGDEN, UTAH 84403, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

1475 South Street

Stayner Dr

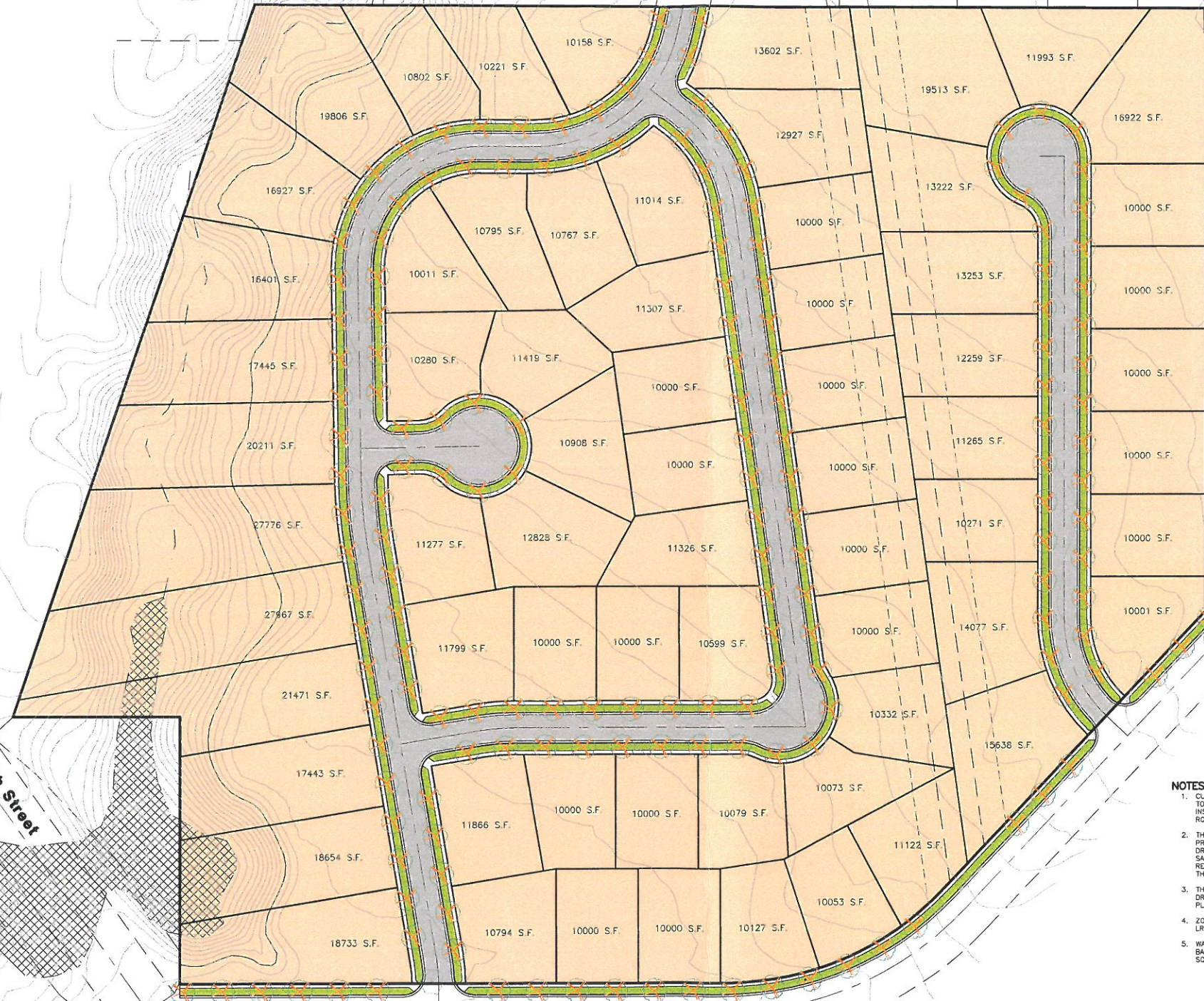
1800 North Street

The Cottages at Rigby Road

Farmington City, Davis County, Utah

Mary Margret Drive (1300 South)

Rigby Road



NOTES:

1. CULINARY AND IRRIGATION IS AVAILABLE AT THE SOUTH SUB OF RIGBY ROAD AND TO THE SOUTH IN 1875 NORTH STREET. CULINARY AND IRRIGATION LINES WILL BE INSTALLED IN THE DEVELOPMENT AND TIED INTO THE EXISTING LINES IN RIGBY ROAD AND 1875 NORTH.
2. THERE IS AN EXISTING SANITARY SEWER TRUNK LINE THAT RUNS THROUGH THE PROJECT FROM THE NORTH AT RIGBY ROAD AND TO THE SOUTH AT STAYNER DRIVE. THE TRUNK IS TO BE RE-ALIGNED INTO THE PROPOSED ROAD DESIGN. SANITARY SEWER WILL BE INSTALLED IN THE DEVELOPMENT AND TIE INTO THE RELOCATED TRUNK LINE. STORM WATER WILL BE COLLECTED AND DISCHARGED INTO THE EXISTING DRAINAGE CHANNEL.
3. THE PROPERTY HAS MINOR FEMA FLOOD PLAIN LOCATED IN THE EXISTING DRAINAGE CHANNEL. THE DESIGN OF THE SUBDIVISION AVOIDS THE FEMA FLOOD PLAIN.
4. ZONING WILL BE ESTABLISHED WITH THE ANNEXATION AND IS PROPOSED TO BE LR.
5. WATER RIGHTS FOR THE SECONDARY WATER TO BE PURCHASED FROM WEBER BASIN CONSERVANCY DISTRICT BASED ON 3 ACRE FEET PER ACRE ON EACH LOT SQUARE FOOTAGE MINUS A STANDARD 2000 S.F. BUILDING FOOTPRINT DEDUCTION.

Developer:

Ovation Homes
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TRAFFIC ENGINEERS • ENVIRONMENTAL ENGINEERS • UTILITY ENGINEERS



REVISIONS	DESCRIPTION
DATE	

The Cottages at Rigby Road

PART OF THE NE 1/4 OF SECTION 11, T.3N., R. 1W., S.L.B. & M., U.S. SURVEY
FARMINGTON CITY, DAVIS COUNTY, UTAH

Schematic Plan

Project Info.

Engineer: N. Reeve
Designer: C. Cove
Begin Date: December 16, 2013
Name: THE COTTAGE @ RIGBY ROAD
Number: 5061-A06

Sheet	1
1	Sheets



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Consultants

Legend

SS	SANITARY SEWER LINE
(---)	EXISTING SANITARY SEWER
⊙	SANITARY SEWER MANHOLE
W	CULINARY WATER LINE
W	CULINARY WATER SERVICE AND METER CONNECTION
FP	BUILDING FIRE PROTECTION LINE CONNECTIONS
(---)	EXISTING WATER LINE
⊙	WATER VALVE, TEE & BEND
⊙	FIRE HYDRANT
⊙	EXISTING FIRE HYDRANT
IRR	PRESSURIZED IRRIGATION LINES
⊙	SANITARY SEWER SERVICE CONNECTION & CLEAROUT
SD	EXISTING STORM DRAIN
SD	PROPOSED STORM DRAIN LINES
⊙	PROPOSED YARD DRAIN CLEANOUTS, YARD DRAIN INLETS, SWALE/PARKING LOT CATCH BASINS, SINGLE GRATE HOODED INLETS, SINGLE GRATE COMBINATION BOXES, STANDARD CLEANOUTS
→	SWALE ALIGNMENTS & DIRECTION OF FLOW
(---)	PROPOSED 1' CONTOURS
(---)	EXISTING 1' CONTOURS
(---)	ROADWAY CENTERLINES

Notes

Revision	By	Appd.	YY.MM.DD	
2	PRELIMINARY PLAT SUBMITTAL	EKW	JRJ	13.11.21
1	PRELIMINARY SUBMITTAL	SDJ	JRJ	13.11.01
Issued	By	Appd.	YY.MM.DD	

File Name: 01130c-100sp.dwg	SDJ	JRJ	EKW	13.11.01
	Dwn.	Chkd.	Dgn.	YY.MM.DD

Permit-Seal



Client/Project

HENRY WALKER HOMES
500 NORTH MARKETPLACE DRIVE, SUITE 201
CENTERVILLE, UTAH 84014

THE AVENUES AT STATION PARK

Farmington, Utah

Title

OVERALL SITE PLAN

Project No.	Scale
186201130	1"=20'
Drawing No.	Sheet
C-100	Revision

C-100

of

SITE TABULATION

TOTAL SITE:	527,668 SF	12.11 ACRES	100%
BUILDINGS:	140,062 SF	3.22 ACRES	26.5%
HARDSCAPE:	182,661 SF	4.19 ACRES	34.6%
OPEN SPACE:	204,945 SF	4.70 ACRES	38.8%

DWELLING UNIT TABULATION

SINGLE FAMILY LOTS	47
TOWNHOME UNITS	46
MIXED USE UNITS	34
TOTAL UNITS	127
DENSITY	10.49 UNITS/AC

PARKING

PARKING REQUIRED:	
2 STALLS PER HOUSEHOLD	254 STALLS
GUEST PARKING IS 1 STALL PER 4 HOUSEHOLDS	32 STALLS
TOTAL REQUIRED:	286 STALLS

PARKING PROVIDED:	
GARAGE	240 STALLS
OPEN DRIVEWAY (IN FRONT OF TOWNHOME & MIXED USE UNITS)	56 STALLS
ON STREET PARKING (WITHIN THE PROJECT AREA)	93 STALLS
ON STREET PARKING (1100 WEST PARALLEL PKG)	21 STALLS
TOTAL PROVIDED:	410 STALLS

⑩ ON-STREET PARKING COUNT (TYPICAL)